

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

1/31 The Avenue, St Kilda East Vic 3183

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,349,000

**Median sale price**

Median price \$1,385,000

House

X

Unit

Suburb

St Kilda East

Period - From 01/07/2018

to

30/09/2018

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  3.5  2

**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**2/47 Blenheim St BALACLAVA 3183 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**25b Thackeray St ELWOOD 3184 (REI)**

Agent Comments

 3  2  1

**Price:** \$1,340,000

**Method:** Sold Before Auction

**Date:** 03/07/2018

**Rooms:** 5

**Property Type:** Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.